

Meeting Minutes  
**Council-Citizens Committee**  
**Marina Park Design**

Location: Council Chambers  
9:00 a.m., Wednesday, January 30, 2008

1. **Welcome and Introduction** Chairman Selich convened the meeting at 9:05 a.m. The following persons were in attendance:

Committee Members

- Mayor Ed Selich (Chair)
- Council Member Don Webb
- Council Member Michael Henn
- Tom Billings (Protect Our Parks)
- John Corrough (Harbor Commissioner)
- Bill Garrett (Parks, Beaches and Recreation Commissioner)
- Tom Olivas (Rep. for Girl Scout Council of Orange County)
- Billy Whitford (Rep. for sailing or rowing organization)
- Grace Dove (Neighborhood Rep.)

Committee Members Absent

- Dave Lambert (American Legion Post 291)

City Staff

- Dave Kiff, Assistant City Manager
- Steve Badum, Public Works Director
- Dave Webb, Deputy Public Works Director
- Wes Morgan, Recreation and Senior Services Director
- Sean Levin, Recreation Superintendent
- Christine Stempleski, Recreation Manager
- Tom Rossmiller, Harbor Resources Manager
- Chris Miller, Harbor Resources Supervisor
- Kim Rieff, Department Assistant

Consultants

- Dan Herman, Rabben/Herman Design
- Tim Bundy (Bundy Finckel Architects)
- Mark Reader

Members of the public

- Chandler Bell
- Wayne Chase
- Tim Collins
- Marsha Dossey
- Carter Ford

- Byron Graham
- Colleen Harber
- Gary Hill
- Joyce Ibbetson
- Don Lawrenz
- Kevin Lorden
- Craig Morissette
- Bill Moses
- Dolores Otting
- Brian Reed
- John Reynolds
- Jim Smiley

2. **Approve Minutes of Past Meetings (All)**

- Approved

3. **Public Comment – Non Agenda Items**

No comments were offered.

4. **Discussion Items:**

**A- Marina**

John Corrough gave a PowerPoint presentation. Refer to: <http://www.city.newport-beach.ca.us/marinapark/johncpresentation.pdf>

Mr. Billings said he, Mr. Ford, Mr. Beek, Mr. Whitford and Ms. Ibbetson from UCI got together and discussed the community's needs. He said it's going to be a mix of visiting yachts, sailing center needs, and dingy tie up. We want to make sure we serve the public view. Mr. Billings said Ms. Ibbetson of UCI would like to see more dedicated slips for their use.

Chairman Selich asked Mr. Billings what the major difference is between their plan and Mr. Corrough's plan. Mr. Billings replied that one side would be visiting slips and the other side would be program servicing slips.

Council Member Webb asked Ms. Ibbetson if UCI is interested in a partnering arrangement with the City. Ms. Ibbetson replied that it doesn't just have to be UCI. The idea of having a community boating center is having a fleet of boats that serve multiple uses. The City needs to have a group of sabots and a group of keel boats to make it cost effective. She suggested a subcommittee look at the issue.

Mr. Kiff asked Mr. Corrough if the yearly demand increases seasonally. Mr. Corrough agreed and said that's why we need flexibility. Mr. Kiff asked whether the overall conclusion of 23 slips is based on seasonal changes. Mr. Corrough replied that the demand exceeds the supply by more than double.

Ms. Dossey asked the following questions about the boat slips.

- Has a management program been determined yet?
- Where will the park users park?

- What about the noise to the neighborhood?
- What is the reason for taking only half of the 34,000 people?
- Will you have 76-91 parking spaces for the 76-91 berths?
- Where are the kayaks going to be stored?

Mr. Morissette said we should focus on the differences that the two groups have come up with and sort through them.

Ms. Otting said that all the parking areas need to have ADA parking.

In response to Council Member Henn Mr. Billings said he is in agreement with the basic footprint but since we are going to detail design we could change some of the labeling.

Chairman Selich asked Mr. Morgan to lead a subcommittee to make recommendations about an initial program on how the docks are going to be used, and bring it back to the next meeting.

## **B- Buildings**

Mr. Herman said an issue that came up at the public meetings was whether the height involved with the proposed sailing center and community center blocked views of those living across from the park on Balboa Blvd. The view issue is strongest for the people living in the 1600 Block. We created simulations for 1521, 1607, and 1617 Balboa Blvd. and took pictures of the homes at 1511 and 1609 Balboa Blvd.

Mr. Herman gave a PowerPoint presentation regarding the views. Refer to: <http://www.city.newport-beach.ca.us/marinapark/danhpresentation.pdf>

Mr. Herman said the residents have asked if the buildings could be moved or shifted. That will just move or shift the blockage and not solve the issue.

Mr. Corrough said we are talking about the degree of change in a future water view in all of these cases as opposed to the loss of an existing water view. Mr. Herman replied based on the homes that we went to it appeared that from the first and second floors the current existing view was negligent and it wasn't until you came to the third floor that any water view was appreciable. Mr. Corrough said that is a future condition not an existing view.

Regarding the windows Ms. Dove asked if the people in the public buildings across the street would be able to see into the private buildings. Mr. Herman said the distance from the buildings to the homes is about 225 feet. Council Member Webb said he does not see this as a significant problem.

A resident said it would be better if the buildings were one story. If you located the building across from 15<sup>th</sup> Street, 16<sup>th</sup> Street, 17<sup>th</sup> Street or directly across the street the only view that would be blocked is the view from directly across the street on the sand.

## **C – Parking and Traffic Management**

Mr. Badum said parking is a big issue and we will continue to work closely with Mr. Morgan and his group to make sure the parking fits the operations that are being proposed. He said we are hiring Austin Foust to look at the traffic issues and help prepare the environmental documents.

Mr. Badum said another concern is getting in and out of that location and the left turn going out of the park and back down the peninsula. Parking on the tennis courts at the American Legion is a concern and it's preferred not to have parking on the tennis courts because it's an operational and maintenance issue.

In response to Mr. Reynolds, Mr. Badum replied that the American Legion is involved in the process. Council Member Webb said the consultant needs to meet with the American Legion.

Chairman Selich asked Mr. Badum when the recommendation on how the parking lot will be managed will be available because the biggest concern so far is how to make sure there's enough parking for the people in programs and how much will be left over for general parking. Mr. Badum said when the particular uses and park operations are decided, Austin Foust will initially help us with the required number of parking spaces and how to manage the parking lot.

#### **D – Park Amenities**

Mr. Morgan said regarding the following:

- Where should the basketball courts go? Presently they are near the 18<sup>th</sup> Street parking lot. We consider that the best place for it;
- Should there be four tennis courts or two? We are satisfied with two tennis courts.
- Parking on tennis courts? Maybe we should switch the basketball courts and tennis courts so cars are being parked on basketball courts. The concern is with the play surface;
- Is the mix of shade/canopy and palm trees appropriate? We like the palms for the gateways and how they border the walk ways. In the turf areas maybe the canopy trees could be thinned out for view sake and openness. We are good with this.
- Is the tot lot in the right place? It's in the right place;
- Is the kids' water feature in the right place? Yes, it is in the right place.

#### **5. Upcoming Scope of Work and Timeline**

Mr. Herman said he submitted a preliminary proposal to the City and staff has reviewed it. The environmental documentation and the geotechnical services are not to be included in our contract. I believe the presentations today will resolve everything that will not be resolved under further study in the environmental documentation. What we will go through next month is scheduling our work so that the design is refined. The biggest issues are parking and circulation. We will hold off on that work until we get Austin Foust's recommendations and then modify the plan to do that.

In response to Chairman Selich, Mr. Herman said the Planning Department estimated the environmental document will be ready for public review and circulation in nine months and somebody else said it will probably be more like ten to twelve months.

In response to Mr. Kiff, Chairman Selich said we should leave the basketball court and the canopy trees in for now.

**6. Adjourn & Set Next Meeting**

The next meeting is scheduled for February 27th at 9:00 a.m.

The meeting was adjourned at 10:45 a.m.